| 084.0 | 0005 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 966,800 / 966,800 |
| | | | | | USE VALUE: | 966,800 / 966,800 |
| | | | | | ASSESSED: | 966,800 / 966,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 17 | | ORIENT AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GALVIN SEAN D/TRUSTEE |
| Owner 2: | 389 MASS AVE REALTY TRUST |
| Owner 3: | |
| Street 1: | 630 HIGH ST |
| Street 2: | |
| Twn/City: | MEDFORD |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02155 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARLSON ELNA M - |
| Owner 2: | - |
| Street 1: | 14 BIGELOW AVE |
| Twn/City: | WINCHESTER |
| St/Prov: | MA Cntry: |
| Postal: | 01890 |

## NARRATIVE DESCRIPTION

This parcel contains 7,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2014, having primarily Clapboard Exterior and 2943 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 8 | Ledge |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7350.000 | 604,800 | | 362,000 | 966,800 |
| Total Card | 0.169 | 604,800 | | 362,000 | 966,800 |
| Total Parcel | 0.169 | 604,800 | | 362,000 | 966,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 328.51 | /Parcel: 328.5

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 084.0-0005-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 604,800 | 0 | 7,350. | 362,000 | 966,800 | 966,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 466,500 | 0 | 7,350. | 356,900 | 823,400 | 823,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 466,500 | 0 | 7,350. | 274,100 | 740,600 | 740,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 466,500 | 0 | 7,350. | 258,600 | 725,100 | 725,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 466,500 | 0 | 7,350. | 237,900 | 704,400 | 704,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 108,500 | 0 | 7,350. | 222,400 | 330,900 | 330,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 137,900 | 0 | 7,350. | 241,000 | 378,900 | 378,900 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 137,900 | 0 | 7,350. | 241,000 | 378,900 | 378,900 | | 12/13/2012 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6877

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARLSON ELNA M, | 61678-311 | | 4/26/2013 | Change>Sale | 269,000 | No | No | | |
| CARLSON WERNER | 51766-116 | | 10/7/2008 | Family | 1 | No | No | | |
| | 11735-577 | | 9/8/1969 | | 18,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/19/2014 | 1221 | Heat App | 15,000 | | 9/19/2014 | | | Install 2 heat pum |
| 7/24/2014 | 900 | New Buil | 200,000 | | | | | |
| 6/18/2014 | 685 | Foundati | 9,500 | | | | | |
| 6/4/2014 | 600 | Demoliti | 8,000 | | | | | |
| 5/15/2014 | 433 | Demoliti | 8,500 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/20/2015 | Measured | PC | PHIL C |
| 7/28/2014 | Info Fm Prmt | PC | PHIL C |
| 6/25/2014 | Info Fm Prmt | PC | PHIL C |
| 6/24/2014 | Info Fm Prmt | PC | PHIL C |
| 6/17/2014 | External Ins | PC | PHIL C |
| 2/25/2014 | Meas/Inspect | PC | PHIL C |
| 3/27/2000 | Inspected | 263 | PATRIOT |
| 1/20/2000 | Mailer Sent | | |
| 1/20/2000 | Measured | 264 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7350 | | Sq. Ft. | Site | | 0 | 70. | 0.70 | 6 | | | Easemen | -5 | Unbuild | -15 | | | 362,043 | | | | | | 362,000 | |

Total AC/HA: 0.16873 | Total SF/SM: 7350 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 362,043 | Spl Credit | Total: 362,000

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 21:34:53 |

## LAST REV

| Date | Time |
|---|---|
| 05/02/17 | 10:18:33 |

ekelly

## User Acct

53079

## GIS Ref

## GIS Ref

## Insp Date

03/20/15

!6877!

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 53079 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 2014 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 5 - Lino/Vinyl | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 0.4 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.08532333 |
| Const Adj.: | 1.00459802 |
| Adj $ / SQ: | 136.289 |
| Other Features: | 103532 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 607250 |
| Depreciation: | 2429 |
| Depreciated Total: | 604821 |

## COMMENTS

COMMON DRIVEWAY.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units: | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 8 | BRs: | 3 | Baths: | 2 | HB | 1 | | | | |

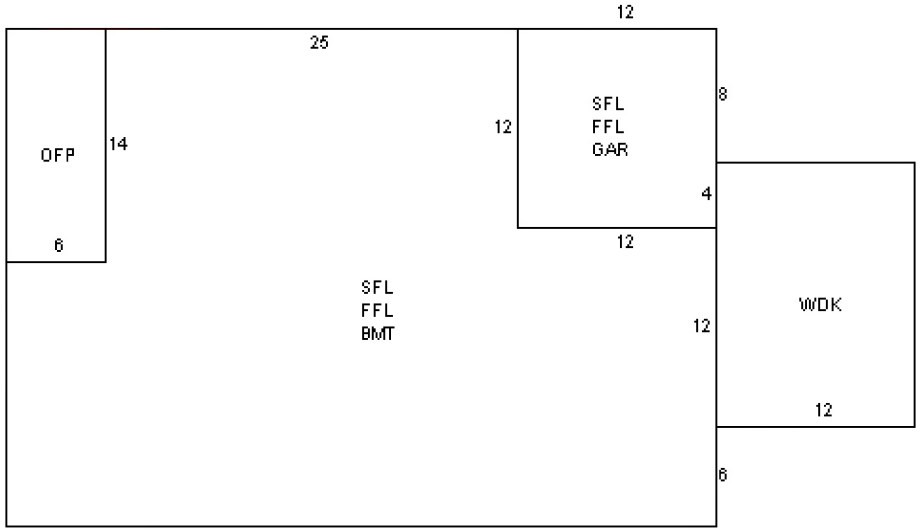
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 164.91 |
| Special Features: | 0 | Val/Su Net: | 155.32 |
| Final Total: | 604800 | Val/Su SzAd | 250.75 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,206 | 136.290 | 164,365 |
| SFL | Second Floor | 1,206 | 136.290 | 164,365 |
| BMT | Basement | 1,062 | 56.220 | 59,705 |
| WDK | Deck | 192 | 11.260 | 2,162 |
| GAR | Garage | 144 | 32.510 | 4,681 |
| OFP | Open Porch | 84 | 36.310 | 3,050 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,894 | | | Total: | 398,328 |
| Size Ad | 2412 | Gross Are | 3894 | FinArea | 2943 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | AFB | 50 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

084.0-0005-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |